

# WESTWOOD NEIGHBORHOOD COUNCIL

March 13, 2024

Agenda Item # 9

## **10756 Wilkins Project**

### **MOTION**

WHEREAS IN RE THE PROPOSED 10756 WILKINS PROJECT:

- The proposed project sits on Ohio Avenue at the intersection of Ohio and Selby Avenues which have voluminous pedestrian and vehicle traffic due to two schools located on Ohio - Fairburn Avenue Elementary School and St. Paul the Apostle Catholic School (K-8), and a third school, Emerson Charter Middle School (6-8) located on Selby; as well as two places of worship located on Ohio, parishioners at St. Paul Church and the Los Angeles California Temple of the Church of Jesus Christ of Latter-Day Saints traverse and park on these streets all days of the week; Ohio Avenue is a highly traversed street for residents and commuters due to its lengthy east-west reach that feeds into Westwood and Sepulveda Boulevards and crosses under the 405 connecting West Los Angeles to Westwood and beyond; stakeholders have legitimate concerns regarding traffic, and automobile and pedestrian safety at this project's location;
- Street parking is at a premium at this project's location due to its proximity to St. Paul, Church of Latter-Day Saints, Emerson Middle School, and the commercial businesses located on Westwood Boulevard; all of these entities generate a lot of foot and vehicle traffic;
- The project's proposed six parking spaces for eleven units fails to provide even one parking space per unit which will only further eliminate available street parking spaces for all stakeholders already struggling on a daily basis to find spaces;
- Visibility issues for motorists already exist at this three street intersection such that the proposed smaller setbacks will increase the potential for accidents by further deteriorating drivers' vision;
- Smaller setbacks and the requested 56' height will contribute to the project's visual massing which at this location is undesirable from the community's standpoint; and
- Climate change is real and less open space and smaller setbacks translate into less green space for landscaping.

THEREFORE, WE, THE WWNC, RECOMMEND THE FOLLOWING:

- The Entrances/Exits into the parking lot and building must be located on Wilkins Avenue;
- Parking Spaces should be increased from six spaces in total to 1.5 space per unit;
- Setbacks should stay at 15'; and
- Maintain the height at 45' to keep the project in line and in character with its neighbors.